FILE BOX 3

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

20,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF FEBRUARY, 19 78

Notary Public

MY COMMISSION EXPIRES: 7-22-81

(AFFIX SEAL)

BOOK 5256 PAGE 439

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jo Ella Broadbent (NAME)	Commerce Union Bank (NAME)	149-5
4745 Volunteer Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	85
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	2DU-68684

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE M. Glen Owen and wife Barbara E. Owen, and Michael E. Yates and wife Sharon K. Yates

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jo Ella Broadbent

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 105 on the plan of Terragon Trails, Section 1, as of record in Book 4660, Page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. SAID Lot No. 105 fronts 66.0 feet on the northwesterly margin of Volunteer Drive and extends back 122.55 feet on the northerly line and 120.0 feet on the southerly lien to a dead line measuring 66.05 feet.

BEING the same property conveyed to M. Glen Owen et ux Barbara E. Owen and Michael E. Yates et ux Sharon K. Yates by deed from Marvin W. Moore et ux Janice N. Moore, of record in Book 5248, Page 785, Register's Office for said County.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5135, Page 322, Register's Office for Davidson County, Tennessee, securing a promissory note dated April 4, 1977, payable to the order of Commerce Union Bank, with a present unpaid balance of approximately $24,677.56, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is herey transferred to the Grantees herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 4745 Volunteer Drive (House Number) (Street) Antioch, TN 37013 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 16TH day of FEBRUARY 19 78

M. Glen Owen M. Glen Owen Michael E. Yates Michael E. Yates

Barbara E. Owen Barbara E. Owen Sharon K. Yates Sharon K. Yates

STATE OF TENNESSEE
Davidson County

BOOK 5256 PAGE 440

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Glen Owen and Michael E. Yates

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of FEBRUARY 19 78

Commission expires 7-12-81

Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara E. Owen and Sharon K. Yates

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of February 78

Commission expires 7/21/81

Notary Public

FILE BOX 3

WARRANTY DEED

FROM
M. Glen Owen

TO
Mo Ella Broadbent

E 5 2 0 9 4

IDENTIF. REFERENCE

FEB 24 1 31 PM '78

FELIX T. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

FEB 24 78	CONV	28,500.00			
FEB 24 78	S'TAX		B*	74.10	
FEB 24 78	PR'FEE		B*	.50	
FEB 24 78	W'DEED		B*	4.00	* 78.60